

Eagle Bend West HOA Meeting Minutes

June 15, 2026 – 2:00 PM

Board Members Present: Dena Brunskill, Chris Walthall, Stuart Cole and David McIntyre

Manager: Lindsay Freitas

Meeting Minutes: Approval of May 11, 2026 board meeting minutes

Chris Motions, Stewart 2nds, All in Favor

Property Manager's Report:

Waterfall & Irrigation have been taken over by Will Roberts

Pothole @ entrance to Canal Street was fixed for free.

Annual Meeting notice to go out

Board to use Election Buddy for 2026 elections

Cheeseburger in Paradise will happen after the annual meeting

Tree trimming notices to go out again.

Action Items:

Lindsay to send a notice to homes that have trees hanging in the street and need to be trimmed

List of owners with purchase dates of property

Allred plaque, get with Pat Miller

Presidents Report:

Eagle Bend West Annual Meeting Packet

The annual meeting voting will be online for 2026. WMPM will send a message out to ask people interested in the board to please let us know. WMPM will also send out a notice that voting will be held online this year, so that we can just announce the results at the annual meeting for 2026.

Foundation Study or Waiver is required for all new homes built in EBW per DRC Guidelines

Vice Presidents Report:

Board member entered property under construction without approval from the owner. The Board member who entered the property stated he did so to alert the construction crew that the Board had been informed the night before that excavation would not begin until utility lines had been marked as is required by the DRG's and State law and that utility lines had not yet been marked. However, the Board Member did not call the DRC Chairman who was home and available at the time. Had said Board Member called the Chairman he would have found out the utility lines were scheduled to be flagged that day and the crew were instructed to clear the top soil (grass) so the utilities could be marked clearly when U-Dig got there. . This caused problems with the homeowner, and Contractor. The contractor made a visit to Dena's home to file a complaint regarding Board Members talking to workers on site who do not always know the full details. This causes a stoppage of work and can increase the time and money a homeowner spends building their home. A request was made then to contact the Contractor in the future with any questions or concerns. Dena also received a letter from the new Homeowner with the same concerns as the contractor. There will be a DRC meeting. New owners have a dilemma because there is

a tree in the proposed driveway. The EBW Architect was aware of the issue and gave them the choice of moving the driveway five feet to save the tree or remove the tree, the homeowner chose to save the tree.

Treasurers Report:

Nothing out of the ordinary to note. The budget is on track and the dues are coming in as expected.

Meeting Adjourned